

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT	SUPPLEMENTAL AGREEMENT No. 17 TO LEASE NO. GS-11B-01932	DATE MAR 08 2011
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ADDRESS OF PREMISES
 450 5th Street, NW
 Washington, DC 20001-2739

THIS AGREEMENT, made and entered into this date by and between **JUDICIARY PLAZA LIMITED PARTNERSHIP**
 whose address is:

JUDICIARY PLAZA LIMITED PARTNERSHIP
 c/o Brophy Properties, Inc.
 5225 Wisconsin Avenue, N.W., Suite 601
 Washington, DC 20015-2024

Hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter covenant and agree that the said lease is hereby amended effective **January 12, 2011** as follows:

Issued to reflect an annual increase in parking pursuant to SF-2, para. 6K.

Lease Year 2010 Parking Base	\$	755,652.68
FY 2010 2 % Escalation	\$	15,113.05
New Annual Parking Rate	\$	770,765.73

Effective **January 12, 2011**, the annual rent is increased by by **\$15,113.05**

The new annual rent is **\$20,853,060.99** payable at the rate of **\$1,737,755.08**

The rent shall be made payable to:

JUDICIARY PLAZA LIMITED PARTNERSHIP
 c/o Brophy Properties, Inc.
 5225 Wisconsin Avenue, N.W., Suite 601
 Washington, DC 20015-2024

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: **JUDICIARY PLAZA LIMITED PARTNERSHIP**

BY _____
 (Signature)

IN THE PRESENCE OF _____
 (Signature)

UNITED STATES OF AMERICA

BY **(b) (6)** _____
 (Signature) *Joel T. Berch*

Contracting Officer, GSA, Real Estate Acquisition Group
 (Official Title)

COMPUTATION STEP RENT WORKSHEET

Analyst	M. Waters
Specialist:	S. McNeal
Lease No:	GS-11B-01932
Bldg No:	DC0049zz
SLA No:	17
Project No.	0DC2236
Square Area	477,473 Rentable
Effective Date:	January 12, 2011

BUILDING INFORMATION

Building:	LIBERTY SQUARE
Building Address:	450 5th Street, NW Washington, DC 20001-2739

LESSOR'S INFORMATION

Lessor:	JUDICIARY PLAZA LIMITED PARTNERSHIP
Lessor Add:	c/o Brophy Properties, Inc. 5225 Wisconsin Avenue, N.W., Suite 601 Washington, DC 20015-2024

PAYEE INFORMATION

Payee	JUDICIARY PLAZA LIMITED PARTNERSHIP c/o Brophy Properties, Inc. 5225 Wisconsin Avenue, N.W., Suite 601 Washington, DC 20015-2024
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CURRENT INFORMATION

ANNUAL RENT	\$20,837,947.94
(b) (4)	
BASE RENT	\$17,331,715.38

COMPUTATION

STEP RENT INCREASE PER S F-2, Par 6K.		
242 parking spaces at \$3,001.28 per space per year equals \$726,309.76 (2008 Base Amt.), escalated annually by 2% of the previous year adjusted rate		
Lease Year 2010 Parking Base	\$	755,652.68
FY 2010 2 % Escalation	\$	15,113.05
New Annual Parking Rate	\$	770,765.73

NEW INFORMATION

ANNUAL RENT	\$20,853,060.99
MONTHLY RENT	\$1,737,755.08

Breakout in STAR Payment Lines

Base Rent	\$17,346,828.43
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(b) (4)

Mary Waters

Mary Waters, Lead Budget Analyst, Team Lead (T100)

02/25/11